



Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations



# PRELIMINARY WATER & SEWER PLAN

## 'FLEETWOOD 6 TOWNHOMES'

6902 & 6908 E 1ST AVE., SCOTTSDALE, AZ 85251

LOCATED IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 27, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ALLEYWAY TO BE MILLED AND OVERLAYED FULL WIDTH ALONG  
FRONTAGE.  
69TH STREET AND 1ST AVENUE SHALL BE MILLED AND  
OVERLAY FROM CENTERLINE ALONG THE FRONTAGE.

Overhead elec and communication  
lines shall be placed underground  
and power pole to be removed.

Alley entrance does not meet current  
ADA compliance must meet the COS  
standard detail 2250.

### LEGEND

- SECTION CORNER
- 1/4 QUARTER
- SCRIBED "X" IN CONCRETE
- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- FOUND 1" IRON PIPE
- SET 1/2" REBAR & TIE
- OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- SIGN
- LIGHT POLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CABLE TV RISER
- WATER METER BOX
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- CATV, PHONE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- COMMUNICATIONS LINE
- GAS LINE
- EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- EXIST. SPOT ELEVATION

ABANDON IRRIGATION  
STAND PIPE MUST BE  
RELOCATED OUTSIDE OF  
RIGHT OF WAY

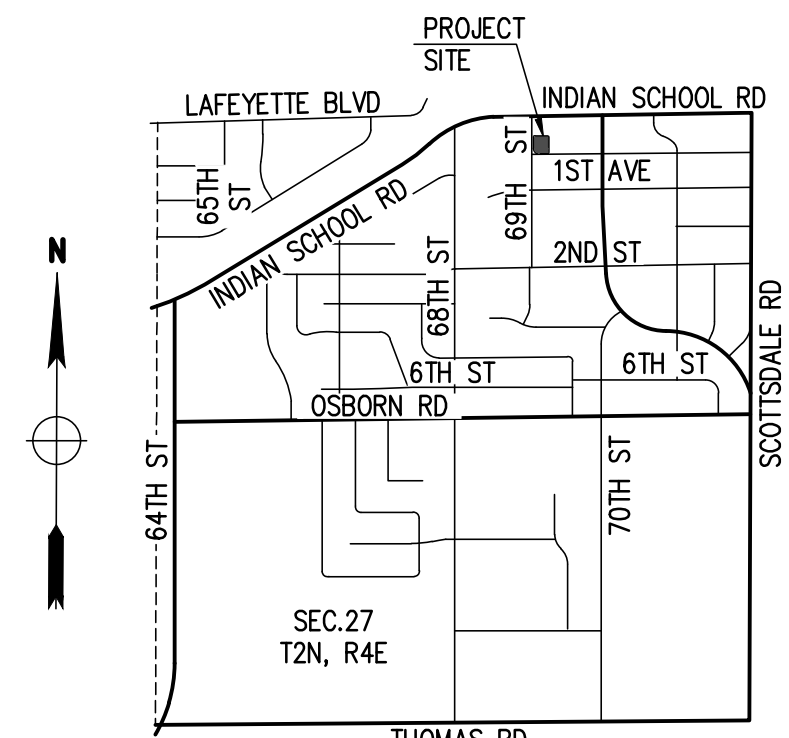
mill and overlay

mill and overlay the  
alley full width

area not deep enough for a  
refuse enclosure. this project is  
commercial /multifamily and  
requires a refuse enclosure.

### ABBREVIATIONS

- ARV AIR RELEASE VALVE
- BC BACK OF CURB
- BSL BUILDING SETBACK LINE
- C11 CURVE LABEL
- C.B. CATCH BASIN
- CL CENTERLINE
- COS CITY OF SCOTTSDALE
- DE DRAINAGE EASEMENT
- DG DECOMPOSED GRANITE
- EG EXISTING GRADE
- EL, ELEV ELEVATION
- ESMT EASEMENT
- EX, EXIST. EXISTING
- FCDMC FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
- FG FINISH GRADE
- FL FLOW LINE
- FN FOUND
- G GUTTER, GAS
- INV INVERT
- L11 LINE LABEL
- (M) MEASURED
- MAG MARICOPA ASSOCIATION OF GOVERNMENTS
- MCR MARICOPA COUNTY RECORDER
- MH MANHOLE
- P, PWMT PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- SD STORM DRAIN
- T TANGENT, TELEPHONE
- TC TOP OF CURB
- TG TOP OF GRATE
- TW TOP OF WALL
- V.G. VALLEY GUTTER
- W WEST, WATERLINE
- WDO WALL DRAINAGE OPENING
- WM WATER METER



VICINITY MAP  
NTS

### SITE DATA

APN: 130-11-055 & 130-11-056  
ADDRESS: 6902 & 6908 E 1ST AVE.,  
SCOTTSDALE, AZ 85251  
ZONING: C-2  
NET AREA: 13,150 S.F. (0.302 AC.)  
GROSS AREA: 20,926 S.F. (0.480 AC.)  
QS #: 16-44

### CIVIL ENGINEER

LAND DEVELOPMENT GROUP, LLC  
8808 N CENTRAL AVE, SUITE 288  
PHOENIX, AZ 85020  
CONTACT: NICK PRODANOV, PE  
P: 602-889-1984

### ARCHITECT

SYNETIC DESIGN, INC.  
1111 W UNIVERSITY DRIVE, SUITE 104  
TEMPE, AZ 85281  
P: 480-948-9766  
CONTACT: LANCE BAKER

### OWNER

BLUEPRINT 6902, LLC,  
P.O. BOX 16438,  
SEATTLE, WA 98116

### BASIS OF BEARINGS

THE MONUMENT LINE OF INDIAN SCHOOL ROAD, ALSO BEING THE NORTH LINE  
OF THE NORTHEAST QUARTER OF SECTION 27, USING A BEARING OF NORTH  
89 DEGREES 08 MINUTES 22 SECONDS EAST, PER THE RECORD OF SURVEY,  
RECORDED IN BOOK 1176, PAGE 41, M.C.R.

### BENCHMARK

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF INDIAN  
SCHOOL AND SCOTTSDALE ROAD HAVING AN ELEVATION OF  
1260.34 CITY OF SCOTTSDALE DATUM, NAVD 88

### LEGAL DESCRIPTION

LOTS TWELVE (12) AND THIRTEEN (13), BLOCK ONE (1), TAYLORS ADDITION TO  
SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE  
MARICOPA COUNTY RECORDER IN BOOK 22 OF MAPS, PAGE 3.

### FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD
045012	2235 OF 4425	L	ELEVATION
MAP #	PANEL DATE	ZONE	N/A
04013C	10/16/2013	X*	

\*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE  
FLOODPLAIN

### UTILITIES

WATER: CITY OF SCOTTSDALE  
SANITARY SEWER: CITY OF SCOTTSDALE  
ELECTRIC: ARIZONA PUBLIC SERVICE  
TELEPHONE: CENTURY LINK, COX COMM.  
NATURAL GAS: SOUTHWEST GAS  
CABLE TV: CENTURY LINK, COX COMM.

PRELIMINARY WATER &  
SEWER PLAN

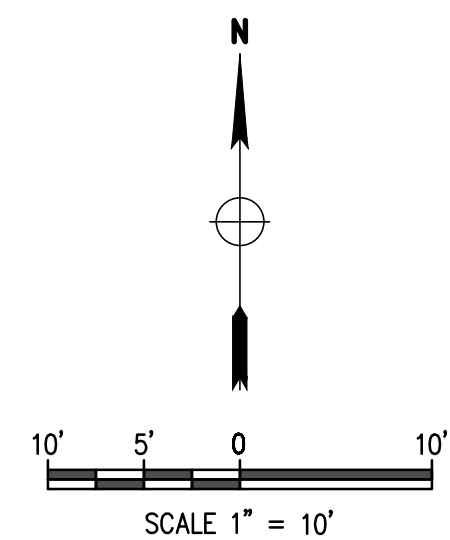
FLEETWOOD 6 TOWNHOMES  
6902 & 6908 E 1ST AVE  
SCOTTSDALE, AZ 85251

P 602 889 1984 | F 602 445 9482  
8808 N CENTRAL AVE, SUITE 288  
PHOENIX, AZ 85020  
PHOENIX @ LDENG.COM



P-WS

1 OF 1



CALL TWO WORKING DAYS  
BEFORE YOU DIG  
(602) 263 1100  
BLUE STAKE CENTER



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## CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE  
INSTALLED GUARANTEEING 100% COVERAGE TO ALL  
LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH  
A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR  
5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY  
SHALL BE LANDSCAPED AND MAINTAINED BY THE  
PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING  
TREES DAMAGED OR DESTROYED AS A RESULT OF  
THIS CONSTRUCTION SHALL BE REPLACED TO THE  
SATISFACTION OF CITY STAFF, WITH LIKE KIND AND  
SIZE PRIOR TO RECEIVING A CERTIFICATE OF  
OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE  
CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY  
OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6".  
TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A  
CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON  
INSTALLATION. ALL HEIGHTS ARE MEASURED FROM  
NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY  
SHALL BE LANDSCAPED AND MAINTAINED BY THE  
PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX  
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE  
ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS,  
AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0"  
FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY  
THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE  
REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE  
TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING  
ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF  
SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR  
LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE  
SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED  
GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER  
GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST  
SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE  
ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE  
LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE  
FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

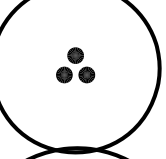
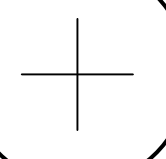








RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY  
FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE  
APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL  
REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

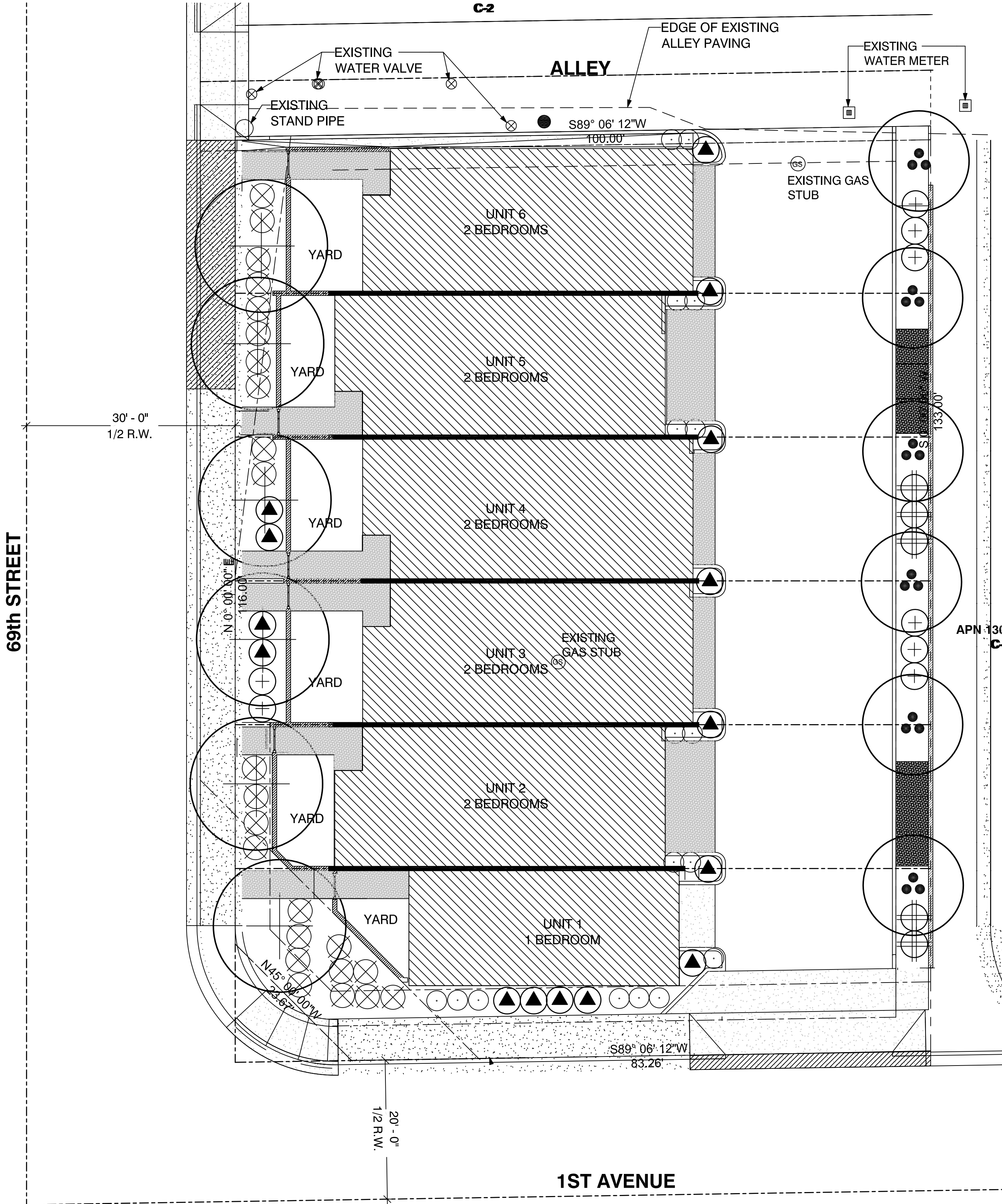
NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS  
HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF  
SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND  
LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED,  
OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE  
SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE  
OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF  
THE INSPECTION SERVICES STAFF.

## LANDSCAPE LEGEND

-  SOPHORA SECUNDIFLORA  
TEXAS MOUNTAIN LAUREL  
24" BOX(MULTI) 4T, 3.5'W
-  PISTACHE 'RED PUSH'  
RED PUSH PISTACHE  
24" BOX
-  HESPERALOE PERPA  
BRAKE LIGHT RED YUCCA  
5 GALLON
-  AGAVE GEMNIFLORA  
TWIN FLOWERED AGAVE  
5 GALLON
-  TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
-  DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
-  MUHLENBERGIA RIGENS  
DEER GRASS  
5 GALLON
-  LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
-  ROSEMARINUS PROSTRATA  
TRAILING ROSEMARY  
5 GALLON
-  1/2" SCREENED EXPRESS 'PAINTED DESERT'  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS



1 LANDSCAPE PLAN  
1"=10'-00"

LANDSCAPE PLAN  
APPROVED  
CITY OF SCOTTSDALE

CASE NUMBER APPROVED DATE  
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE  
WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE  
REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY  
CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE  
CERT. OF OCCUPANCY IS ISSUED.

Case No: 000 - DR - 2018

Contact Arizona 811 at least two full  
working days before you begin excavation  
**ARIZONA 811**  
Call 811 or click Arizona811.com

LANDSCAPE ARCHITECT  
TIMOTHY J. MCQUEEN  
27168  
ARIZONA U.S.A.  
01/25/19  
EXPIRES 06/30/2020

T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
10450 N. 74th Street , Suite 120  
Scottsdale, Arizona 85258  
P. (602) 265-0320  
EMAIL: timmcqueen@tjmla.net

**TJM**  
ASSOCIATES

Phase: DRB  
Drawn By: SCB  
Reviewed By: LDB  
SDI Project No: 3876  
Date: 01.25.19

Sheet:

**La.01**  
LANDSCAPE PLAN

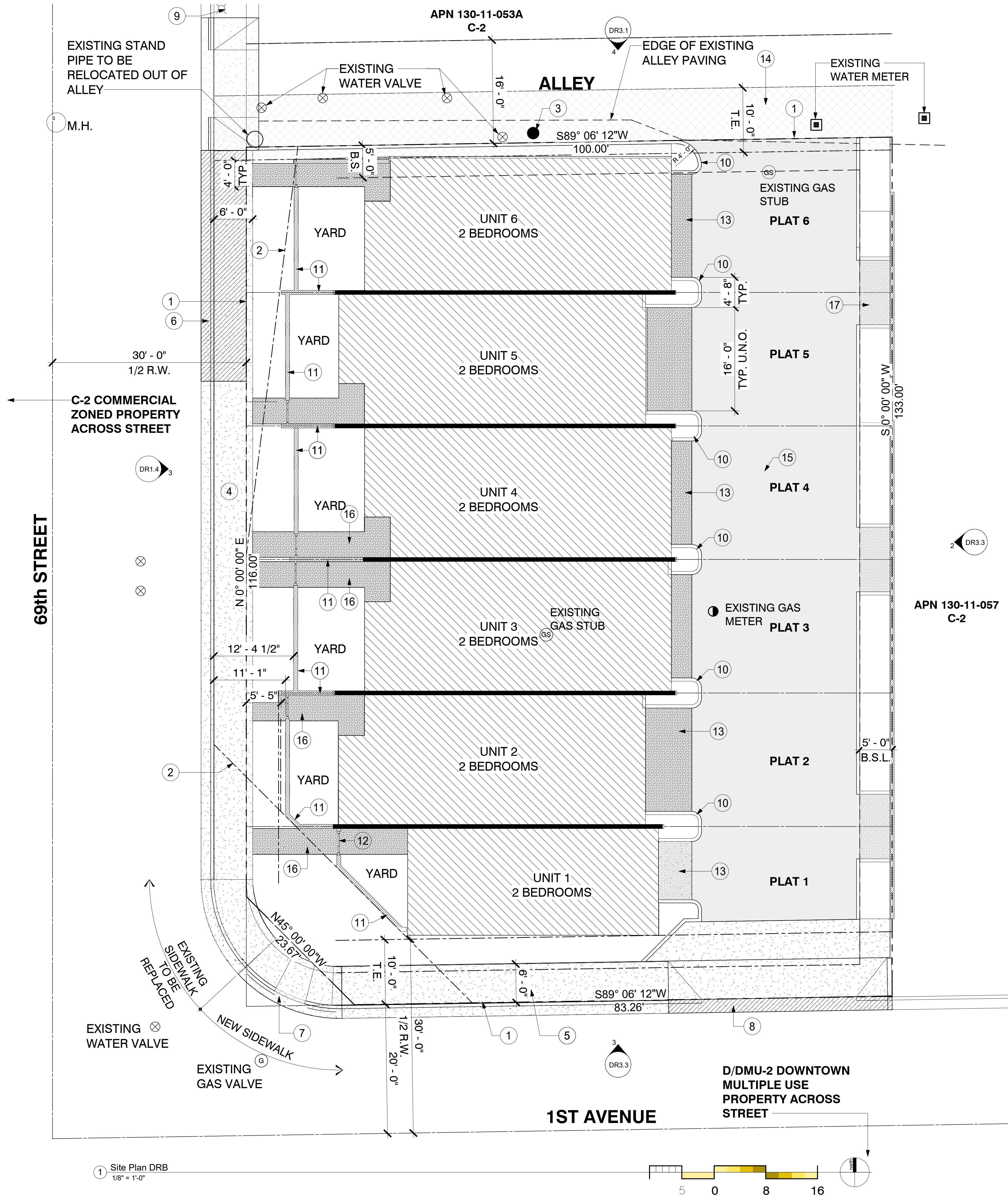
SYNECDIC  
DESIGN  
1111 West University  
Drive, Suite 104, Tempe,  
AZ 85281  
t:480.948.9766  
f:480.948.9211

**FLEETWOOD 6 YOWNHOMES  
6 UNIT MULTI-FAMILY DEVELOPMENT**

6902-6908 EAST 1ST AVE  
SCOTTSDALE, ARIZONA



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PROJECT DATA

BUILDING AND SITE BASICS:

PROJECT ADDRESS: 6902 E 1ST AVENUE  
SCOTTSDALE, AZ, 85251

ASSESSORS PARCEL #: 130-11-055  
130-11-056

NET LOT AREA: 13,150 S.F., 0.302 ACRES  
GROSS LOT AREA: 20,926 S.F., 0.480 ACRES

BUILDING AREA (FOOTPRINT): 5,547 S.F.  
TOTAL GROSS SQ. FT.: 13,496 S.F.

No. OF DWELLING UNITS	
2 BEDROOM	5
1 BEDROOM	1
TOTAL	6

SITE INFORMATION:

ZONING: C-2 DO (DOWNTOWN)  
FLOOR AREA RATIO: MAX 1.30  
13,496 / 13,150 = 1.02

PROPOSED SETBACKS:

FRONT	14'
SIDE	5'
REAR	5'

MAX DENSITY: 23 DWELLING UNITS / ACRE  
23 / 0.480 = 47  
PROPOSED DENSITY: 6 / 0.480 = 12

OPEN SPACE

PRIVATE OPEN SPACE  
REQUIRED: 13,496 x 0.10 = 1,350 SF  
PROVIDED: 4,542 SF  
FRONTAGE OPEN SPACE  
PROVIDED: 963 SF

BUILDING CODE INFORMATION:

BUILDING OCCUPANCY: R-1 (RESIDENTIAL)  
CONSTRUCTION TYPE: V-B

STORIES: 3  
BUILDING HEIGHT:  
ALLOWED: 66'  
PROPOSED: 42'

MAXIMUM BUILDING  
AREA (TABULAR): 7,000 S.F. (R-2)  
AREA MODIFICATIONS: SPRINKLER INCREASE 200%  
ALLOWABLE BLDG AREA: 14,000 SF  
BUILDING AREA: 13,418 SF

AREA SEPARATIONS  
REQUIRED: 2 HR (TABLE 706.4)

FIRE SPRINKLERS REQUIRED: YES  
FIRE SPRINKLERS PROVIDED: YES

FIRE ALARM REQUIRED: NO  
FIRE ALARM PROVIDED: NO

PARKING REQUIRED: 1.7 SPACES PER UNIT=10.2  
PARKING PROVIDED: 11 STANDARD SPACES  
\*NOTE: NO ACCESSIBLE OR BICYCLE PARKING  
REQUIRED OR PROVIDED

PROJECT NARRATIVE

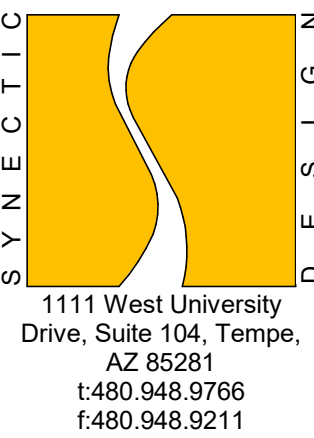
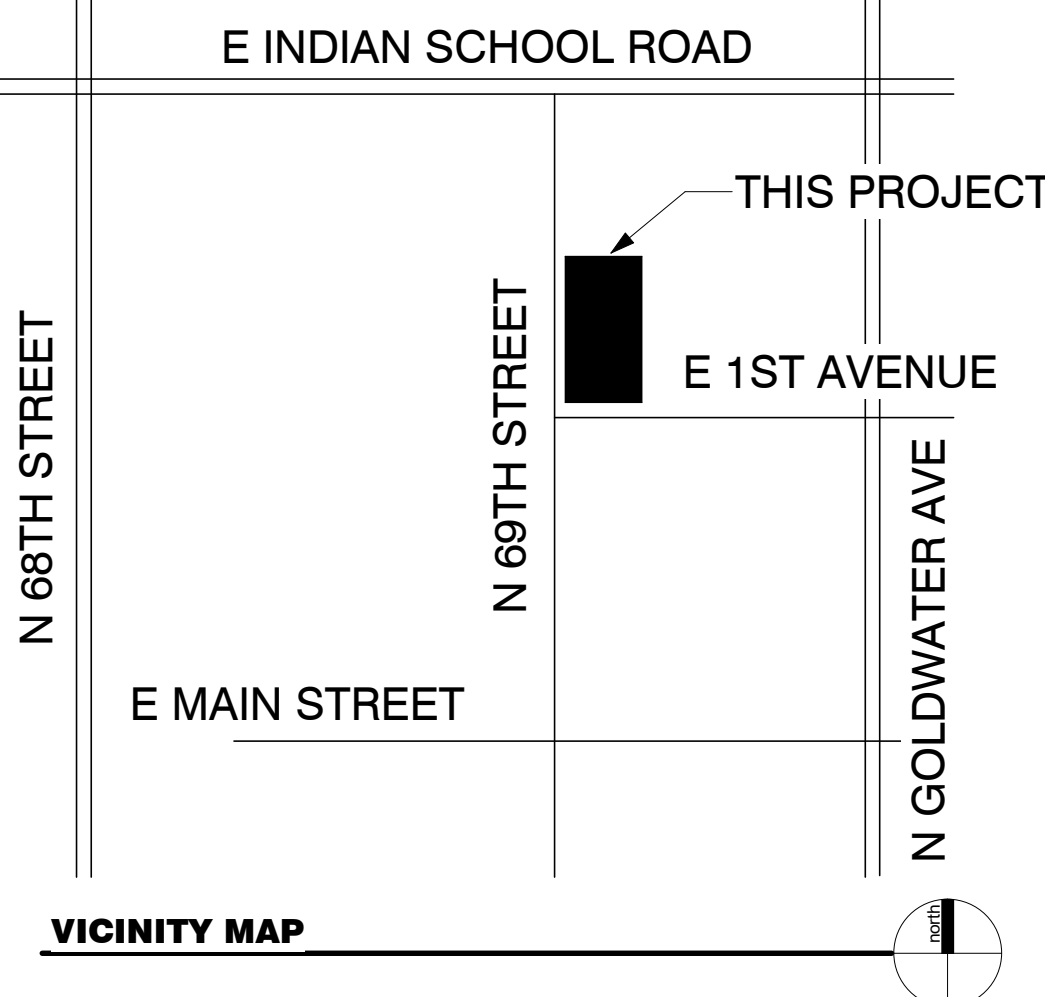
PROJECT CONSISTS OF A NEW BUILDING  
WITH SIX (6) SINGLE FAMILY ATTACHED  
UNITS. EACH UNIT CONSISTS OF A THREE  
STORY RESIDENTIAL UNIT WITH GARAGE  
ON THE GROUND FLOOR.

KEYNOTES

- PROPERTY LINE
- EXISTING SIGHT LINE VIEW EASEMENT
- EXISTING UTILITY POLE
- EXISTING SIDEWALK
- NEW 6' WIDE CONCRETE SIDEWALK
- DEMO EXISTING DRIVEWAY, CURB, GUTTER, AND SIDEWALK IN THIS AREA. REPLACE WITH NEW CURB, GUTTER, AND SIDEWALK TO MATCH ADJACENT.
- DEMO CURB, GUTTER, AND SIDEWALK IN THIS AREA. REPLACE WITH NEW CURB, GUTTER, AND SIDEWALK INCORPORATING ADA COMPLIANT RAMP
- DEMO EXISTING DRIVEWAY, CURB AND GUTTER AT THIS LOCATION. REPLACE WITH NEW DRIVE ENTRY.
- EXISTING STREET LAMP
- NEW 6" CONCRETE CURB
- 8" CMU COURTYARD WALL - SEE ELEVATIONS FOR FINISHES
- METAL GATE WITH DECORATIVE WIRE MESH SCREENS, PAINTED
- PAVER DRIVEWAY APPROACH
- 10-FOOT ALLEY DEDICATION
- NEW ASPHALT DRIVEWAY
- PAVER WALKWAY
- THIS AREA OF LANDSCAPING TO BE RESERVED FOR TRASH BINS. DO NOT PLACE VEGETATION THAT WILL INTERFERE WITH TRASH COLLECTION

SITE PLAN GENERAL NOTES

- A. CONTRACTOR SHALL IMMEDIATELY INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCY BETWEEN THE SITE CONDITIONS AND THESE DOCUMENTS THAT WILL IMPACT COMPLIANCE WITH THESE DOCUMENTS.
- B. FINISH FLOOR SHALL BE A MINIMUM OF 6" ABOVE ADJACENT GRADE U.O.N.
- C. FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA. U.O.N.
- D. FIRE TRUCK TURNING RADIUS SHALL COMPLY WITH FIRE ORDINANCE 4045, 503.2.1 AND PROVIDE UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
- E. INTERNAL DRIVE AISLE TO SUPPORT 83,000 LBS OF GROSS VEHICLE WEIGHT (PER SECTION 2-1.802 OF DSPM)
- F. NO PROTECTED TREES ON SITE.
- G. EXISTING OVERHEAD UTILITIES ADJACENT TO SITE TO BE RELOCATED UNDERGROUND PER SECTION 47-10 SRC.
- H. PROVIDE MINIMUM 6" DIAMETER TAP FOR SEWER.



FLEETWOOD 6 TOWNHOMES  
6 UNIT SINGLE FAMILY/ATTACHED DEVELOPMENT

6902-6908 EAST 1ST AVE  
SCOTTSDALE, ARIZONA 85251



REVISIONS	

Phase: DRB  
Drawn By: SCB  
Reviewed By: LDB  
SDI Project No: 3876  
Date: 02/01/2019

Sheet:

DR0.1  
ARCHITECTURAL SITE  
PLAN



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1 Site Hardscape Plan  
1/8" = 1'-0"

69TH STREET

C

A

ALLEY

C

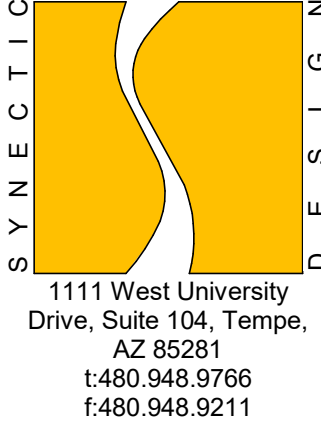
1ST AVENUE

A

B

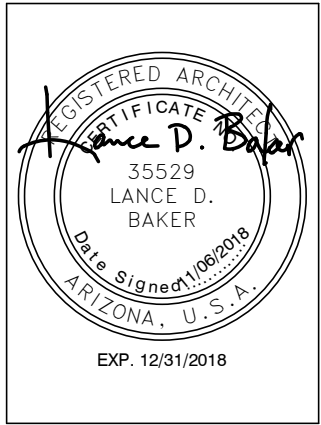
HARDSCAPE LEGEND

A	DESCRIPTION: MFR: FINISH: COLOR:	CONCRETE PAVERS TBD	
B	DESCRIPTION: MFR: FINISH: COLOR:	ASHALT DRIVE TBD BROOM	
C	DESCRIPTION: MFR: FINISH: COLOR:	CONCRETE WALK TBD BROOM	



FLEETWOOD 6 TOWNHOMES  
6 UNIT SINGLE FAMILY/ATTACHED DEVELOPMENT

6902-6908 EAST 1ST AVE  
SCOTTSDALE, ARIZONA 85251



REVISIONS

Phase: DRB  
Drawn By: Author  
Reviewed By: Checker  
SDI Project No: 3876  
Date: 02/01/2019

Sheet:

DR1.5  
HARDSCAPE PLAN



## "FLEETWOOD 6 TOWNHOMES"

**LOCATED IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 27, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**



LAND DEVELOPMENT GROUP, LLC  
8808 N CENTRAL AVE, SUITE 288  
PHOENIX, AZ 85020  
CONTACT: NICK PRODANOV, PE  
P: 602-889-1984

BLUEPRINT 6902, LLC,  
P.O. BOX 16438,  
SEATTLE, WA 98116

THE MONUMENT LINE OF INDIAN SCHOOL ROAD, ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, USING A BEARING OF NORTH 89 DEGREES 08 MINUTES 22 SECONDS EAST, PER THE RECORD OF SURVEY, RECORDED N BOOK 1176, PAGE 41, M.C.R.

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SCHOOL AND SCOTTSDALE ROAD HAVING AN ELEVATION OF  
1260.34 CITY OF SCOTTSDALE DATUM, NAVD 88

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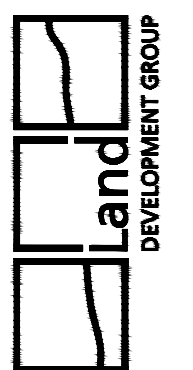
COMMUNITY # 045012	PANEL # 2235 OF 4425	SUFFIX L	BASE FLOOD ELEVATION N/A
MAP # 04013C	PANEL DATE 10/16/2013	ZONE X*	

WATER: CITY OF SCOTTSDALE  
SANITARY SEWER: CITY OF SCOTTSDALE  
ELECTRIC: ARIZONA PUBLIC SERVICE  
TELEPHONE: CENTURY LINK, COX COMM.  
NATURAL GAS: SOUTHWEST GAS  
CABLE TV: CENTURY LINK, COX COMM.

PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT  
 $V = D \times A \times (C - C_2) / 12$   
 V= VOLUME REQUIRED  
 Vp= VOLUME PROVIDED  
 D= RAINFALL DEPTH= 2.16, INCHES (100-YR, 2HR RAINFALL DEPTH - NOAA  
     ATLAS 14, VOL. 1, VER. 5)  
 C= 0.85 (PER PROPOSED SITE CONDITIONS)  
 Cc= 0.71 (PER EXIST. SITE CURRENT CONDITIONS)  
 A= AREA IN S.F. (12,950)  
 Vp= VOLUME WAIVED  
 V= 326 C.F.      \*Vp= 0.0 C.F.  
 \*STORM WATER STORAGE WAIVER IN-LIEU FEE:  $V_w (308 \text{ C.F.}) \times \$3.00 = \$978$

**FLEETWOOD 6 TOWNHOMES  
6902 & 6908 E 1ST AVE  
SCOTTSDALE, AZ 85251**

P 602 889 1984 | F 602 445 9482  
3808 N CENTRAL AVE., SUITE 288  
PHOENIX, AZ 85020  
PHOENIX @ LDGENG.COM

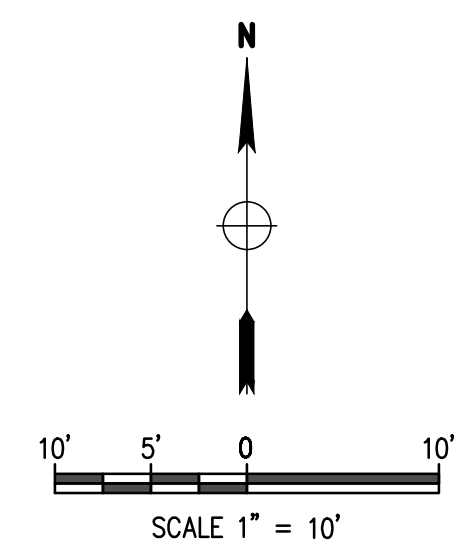
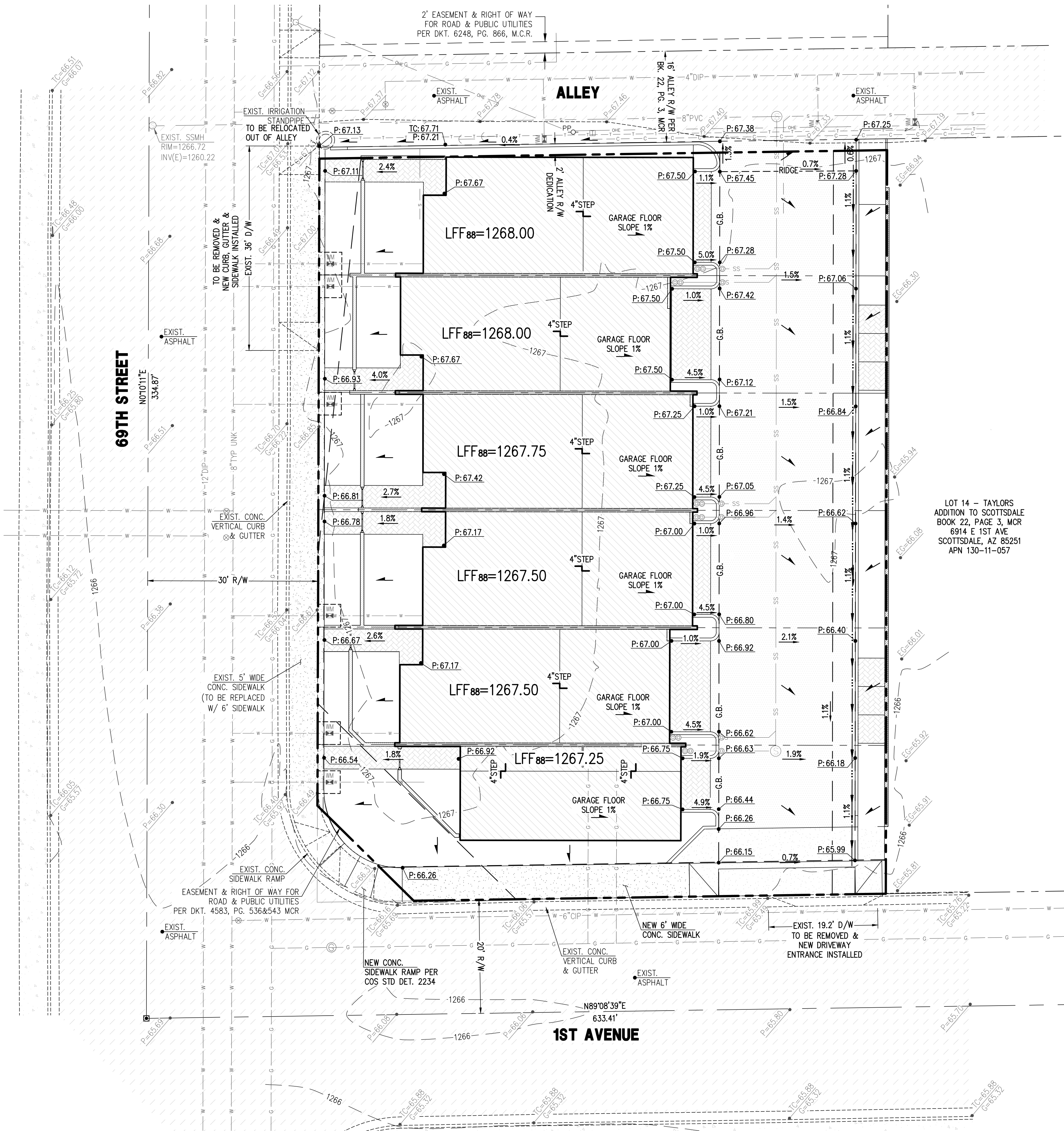


**P-GD**

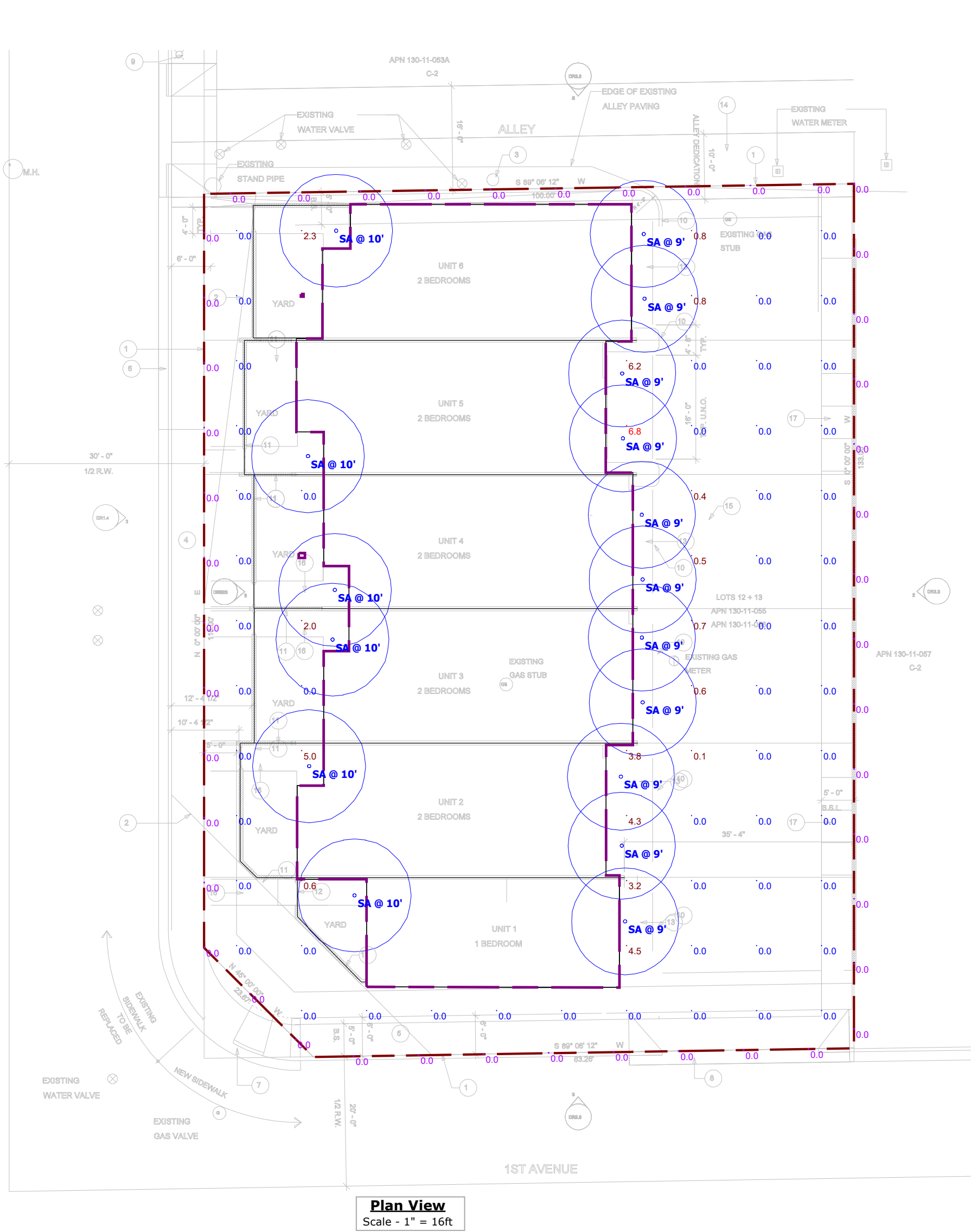
1 OF 1


	SECTION CORNER
	1/4 QUARTER
	SCRIBED "X" IN CONCRETE
	BRASS CAP IN HANDHOLE
	BRASS CAP FLUSH
	FOUND 1" IRON PIPE
	SET 1/2" REBAR & TAG OR AS NOTED
	CALCULATED POINT
	PROPERTY LINE
	EASEMENT LINE
	MONUMENT LINE
	SIGN
	LIGHT POLE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	CABLE TV RISER
	WATER METER BOX
	SEWER MANHOLE
	TELEPHONE PEDESTAL
	CATV, PHONE
	SEWER LINE
	WATER LINE
	ELECTRIC LINE
	COMMUNICATIONS LINE
	GAS LINE
	EXISTING CONTOUR
	EXIST. DRAINAGE FLOW
	EXIST. SPOT ELEVATION
	SLOPE DIRECTION
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
	FLOW LINE



ARV	AIR RELEASE VALVE
BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
C11	CURVE LABEL
C.B.	CATCH BASIN
C	CENTERLINE
CCOS	CITY OF SCOTTSDALE
DE	DRAINAGE EASEMENT
DG	DECOMPOSED GRANITE
EG	EXISTING GRADE
EL, ELEV	ELEVATION
ESMT	EASEMENT
EX, EXIST.	EXISTING
FGDMC	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
FG	FINISH GRADE
F	FLOW LINE
FND	FOUND
G	GUTTER, GAS
INV	INVERT
L11	LINE LABEL
(M)	MEASURED
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
MCR	MARICOPA COUNTY RECORDER
MH	MANHOLE
P, PYMT	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
SD	STORM DRAIN
T	TANGENT, TELEPHONE
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
V.G.	VALLEY GUTTER
W	WEST, WATERLINE
WDO	WALL DRAINAGE OPENING
WM	WATER METER







Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	17	Lithonia Lighting	LDN6 30/05 LO6AR LSS WL	6IN LDN, 3000K, 500LM, 80CRI, CLEAR, SEMI-SPECULAR REFLECTOR	LDN6_30_05_LO6AR_LSS.ies	608	0.91	7.57

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
PL FC		0.0 fc	0.0 fc	0.0 fc	N/A	N/A	
SITE FC		0.6 fc	6.8 fc	0.0 fc	N/A	N/A	



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1 Site Context Plan 750'  
1" = 80'-0"

ZONING OVERLAY LEGEND	
	C-2 COMMERCIAL
	D/DMU-2 DOWNTOWN MULTIPLE USE
	D/OC-2 DOWNTOWN OFFICE/COMMERCIAL
	D/OR-2 DOWNTOWN OFFICE/RESIDENTIAL
	D/RH-2 RESIDENTIAL HOTEL
	D/RS-1 DOWNTOWN RETAIL SPECIALITY
	R-5 RESIDENTIAL
	R-10 RESIDENTIAL



**FLEETWOOD 6 TOWNHOMES**  
**6 UNIT SINGLE FAMILY/ATTACHED DEVELOPMENT**

6902-6908 EAST 1ST AVE  
SCOTTSDALE, ARIZONA 85251

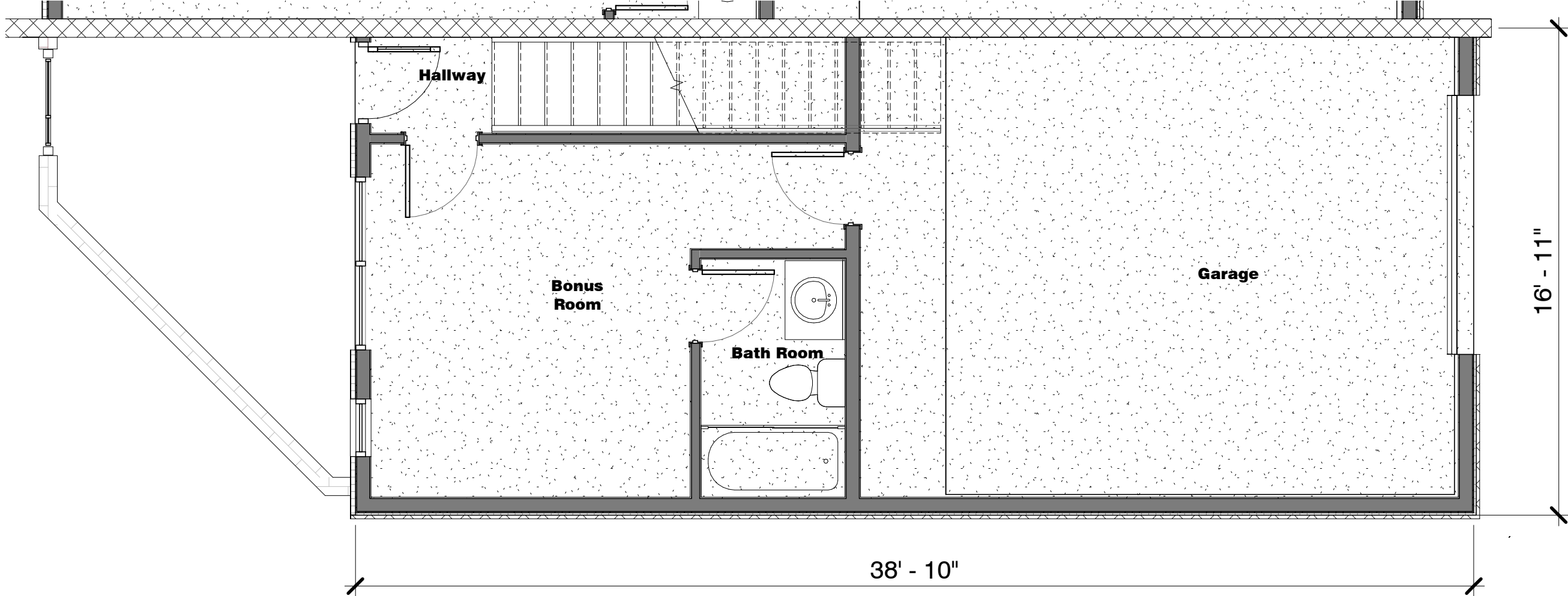


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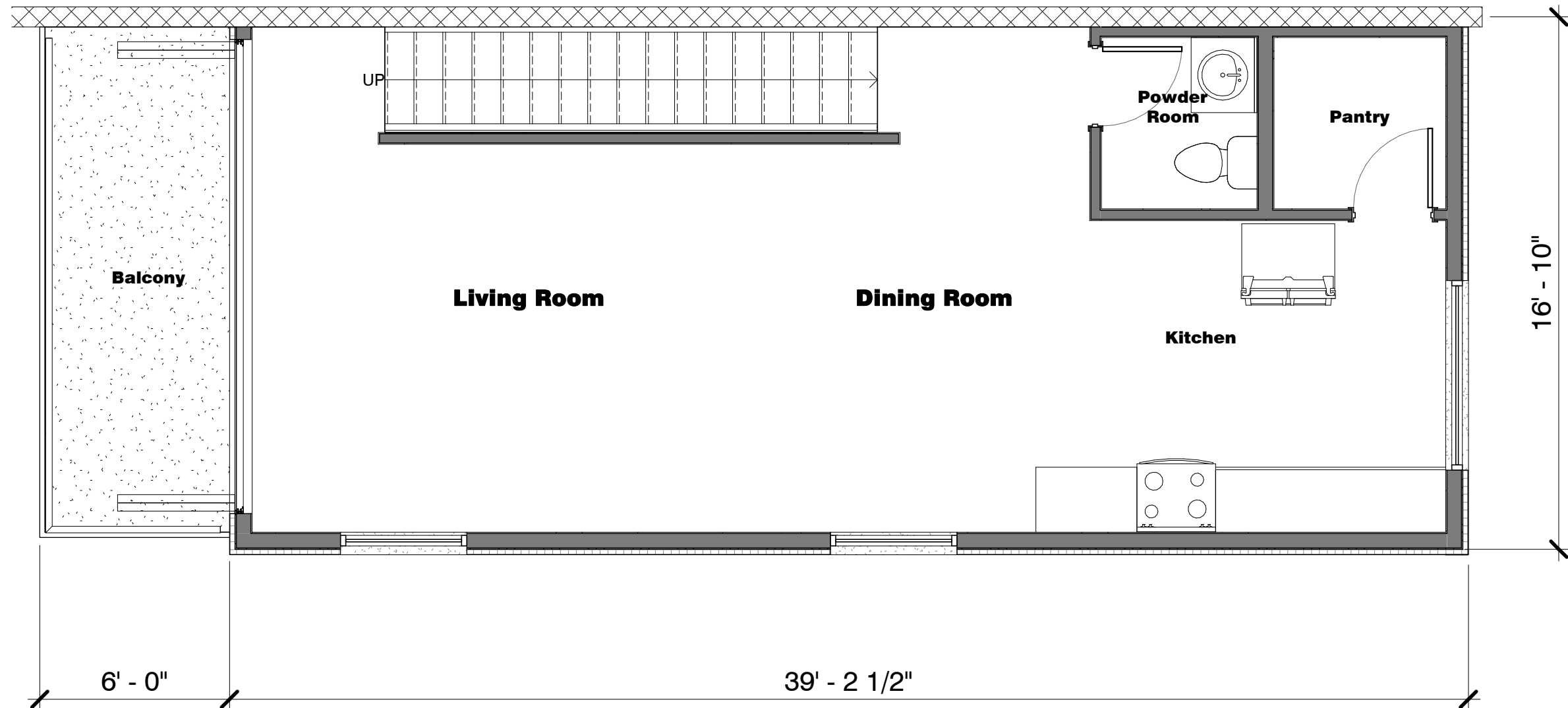
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Drawn By: OMM  
Reviewed By: AF  
SDI Project No: 3876  
Date: 02/01/2019  
Sheet:



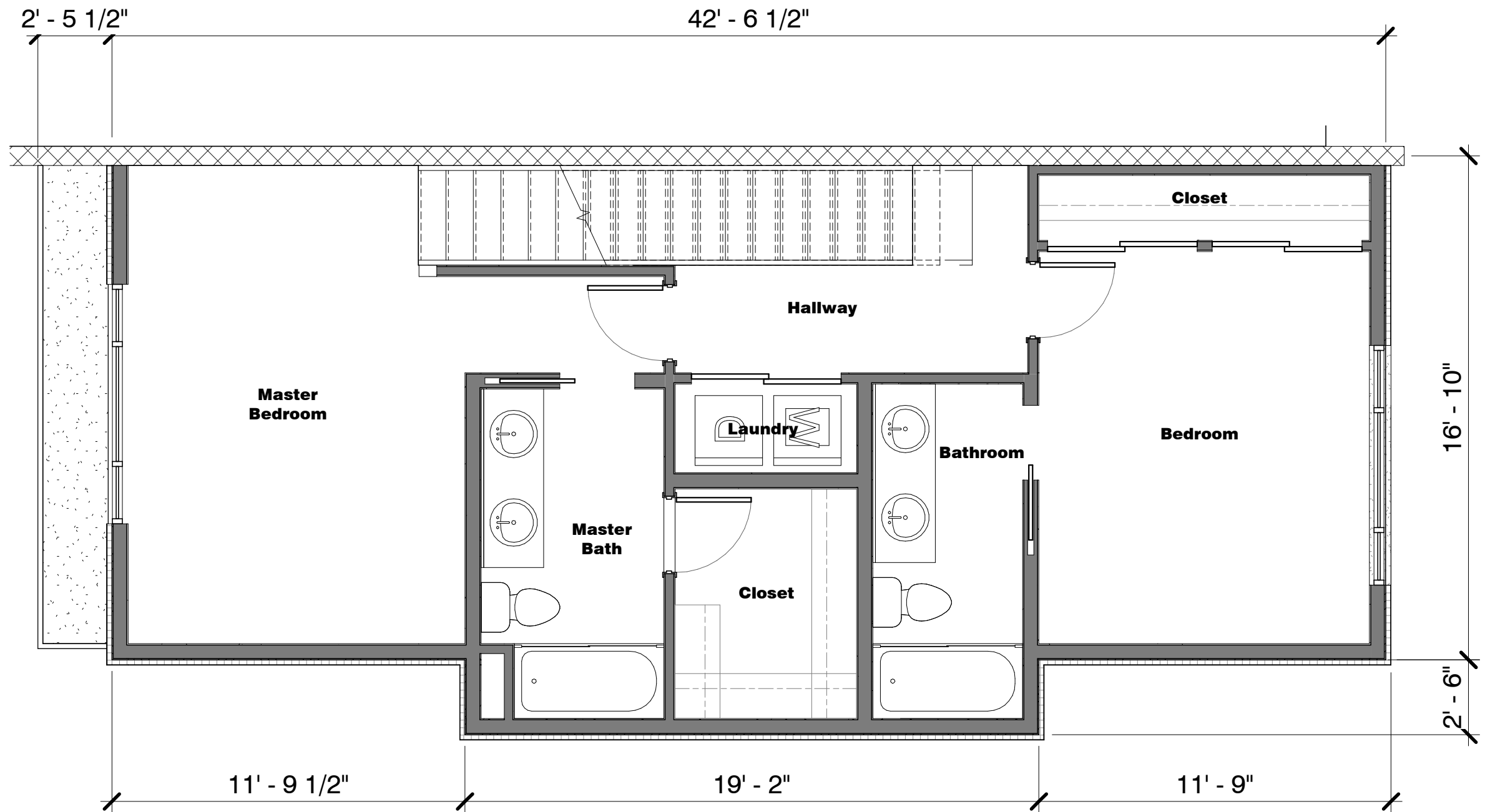
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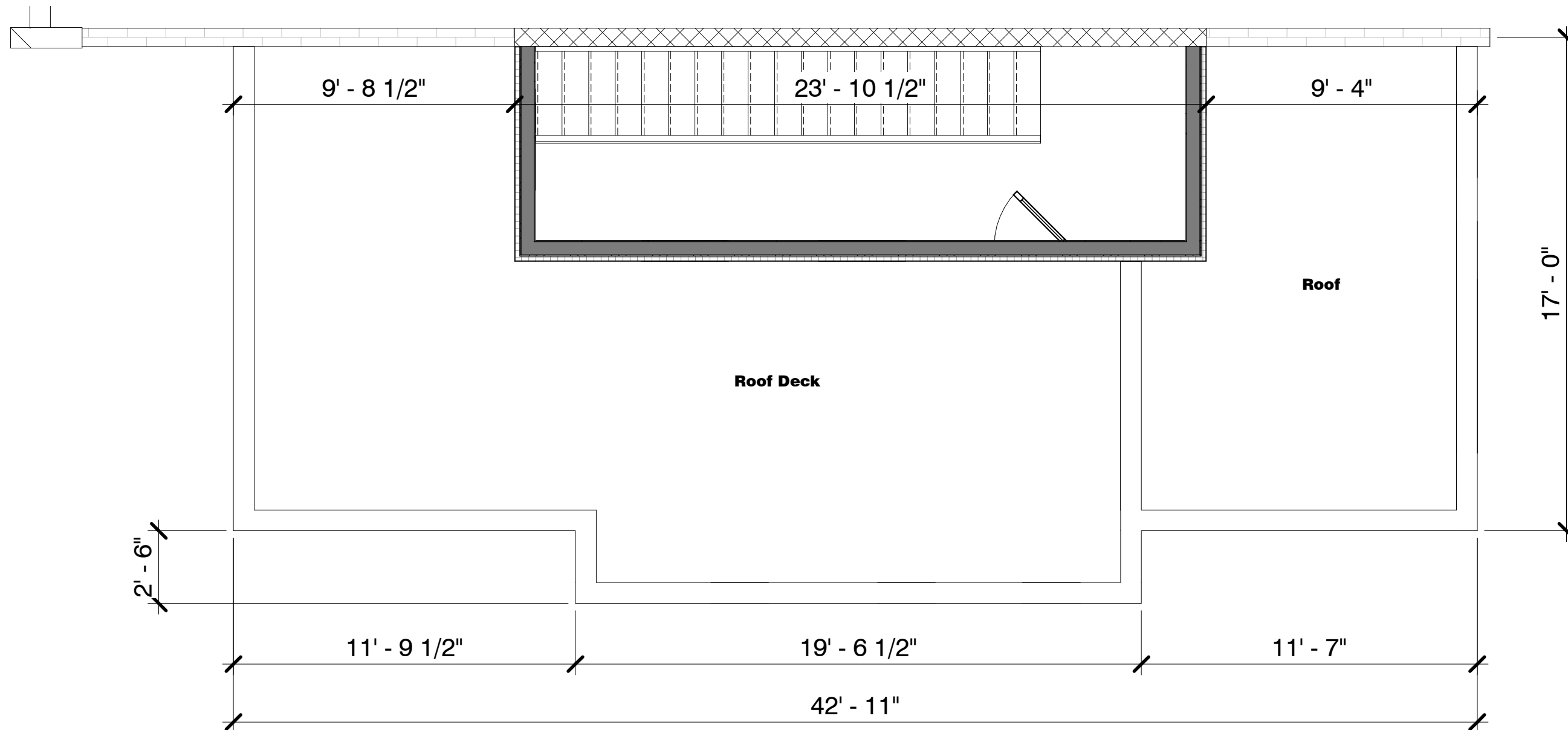
1 Unit 1 - First Floor Plan DRB  
1/4" = 1'-0"



2 Unit 1 - Second Floor Plan DRB  
1/4" = 1'-0"



3 Unit 1 - Third Floor Plan DRB  
1/4" = 1'-0"



4 Unit 1 - Roof Deck Plan DRB  
1/4" = 1'-0"

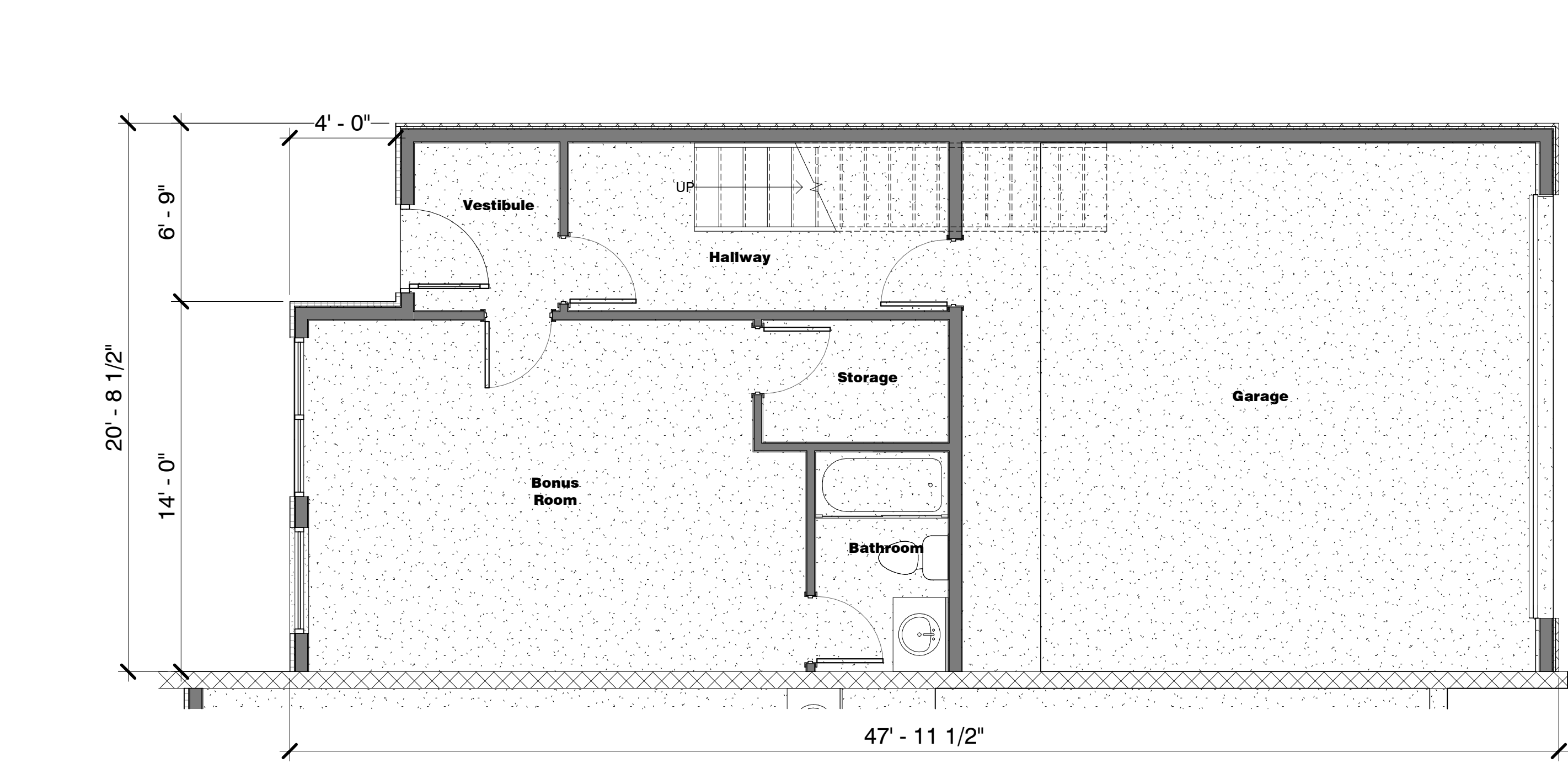
UNIT 1 - FLOOR PLAN DATA		
	LIVABLE AREA	PVT. OPEN SP.
FIRST FLOOR	295 SF	116 SF
SECOND FLOOR	599 SF	91 SF
THIRD FLOOR	702 SF	0 SF
ROOF DECK	112 SF	375 SF
TOTAL AREAS	1708 SF	592 SF

REVISIONS

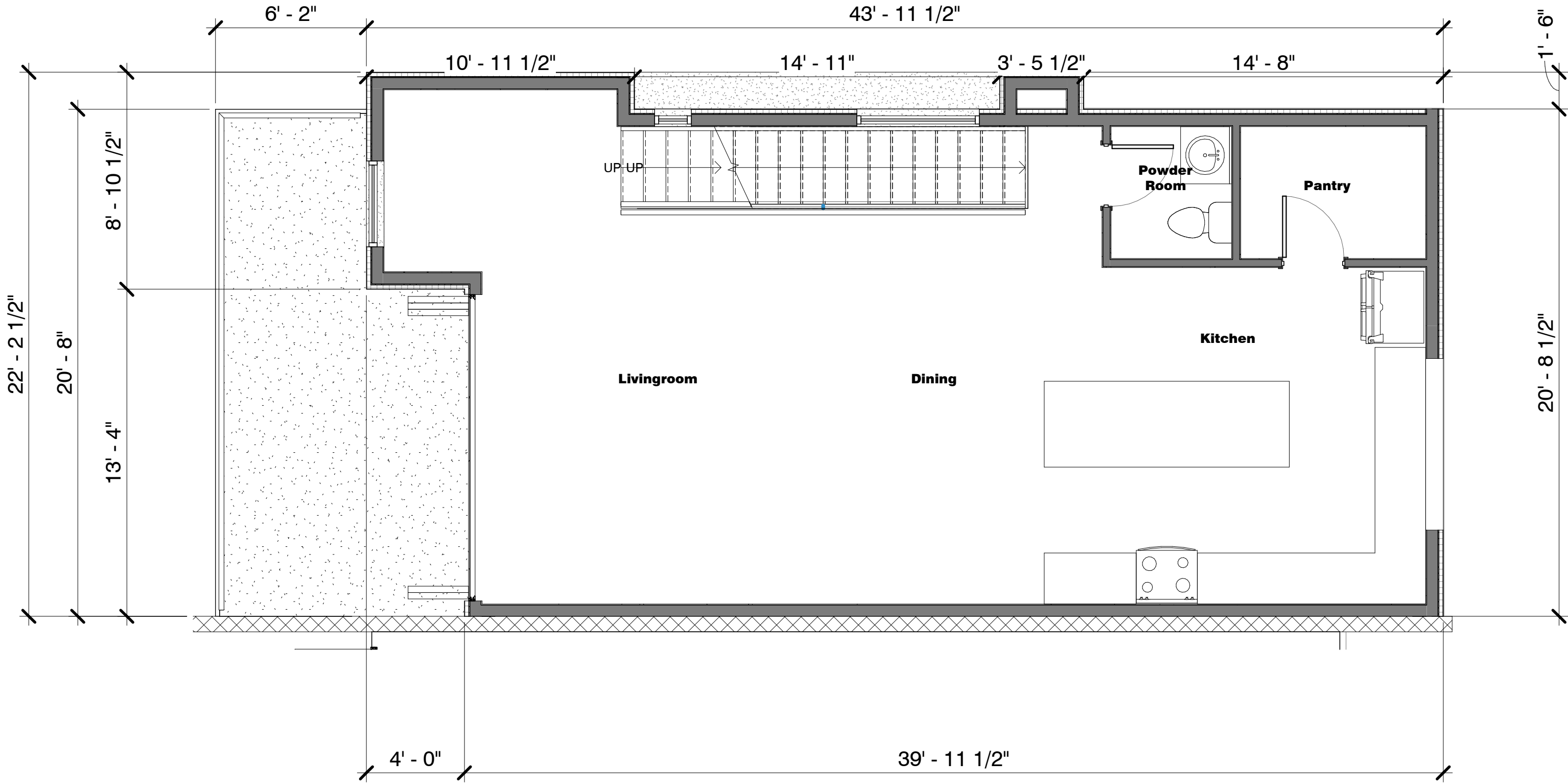
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Drawn By: Author  
Reviewed By: Checker  
SDI Project No: 3876  
Date: 02/01/2019  
Sheet:



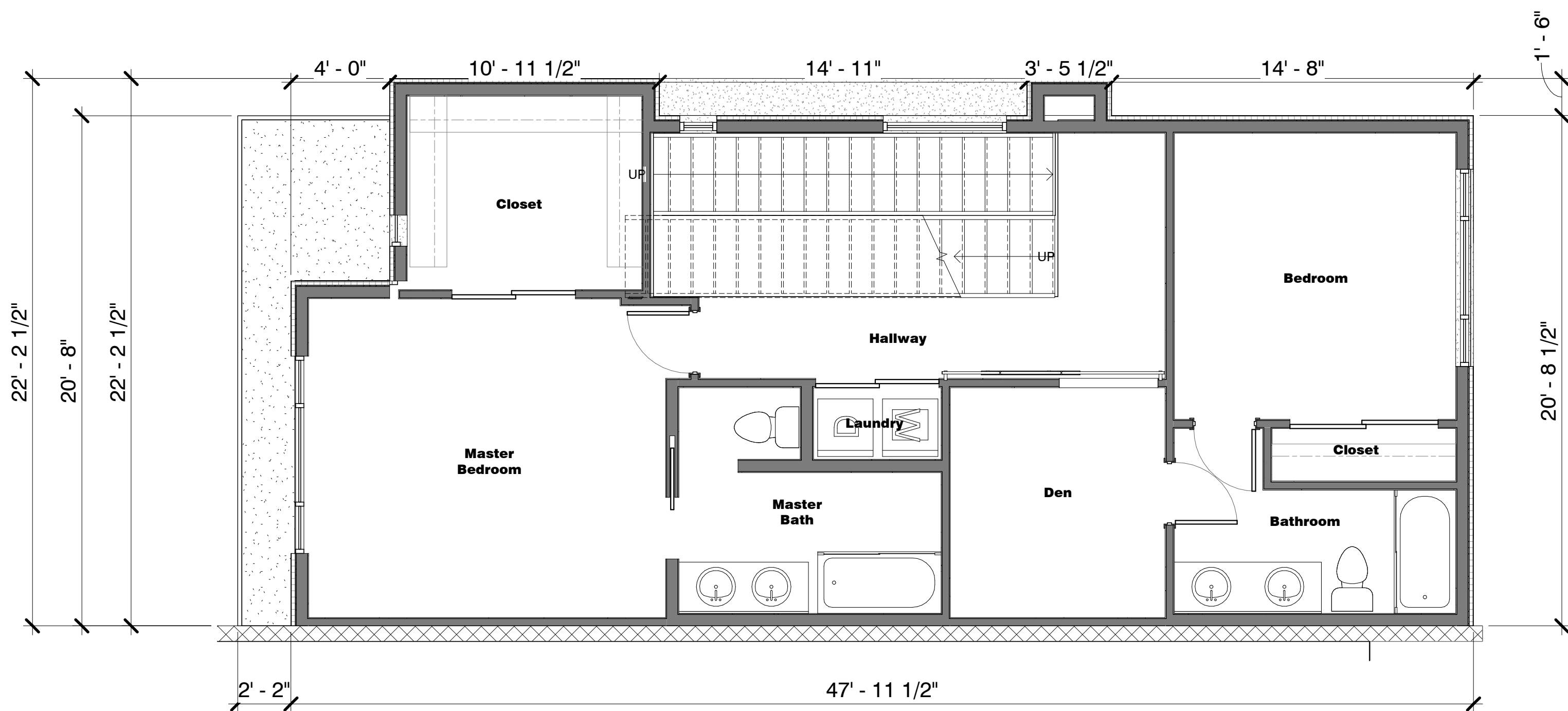
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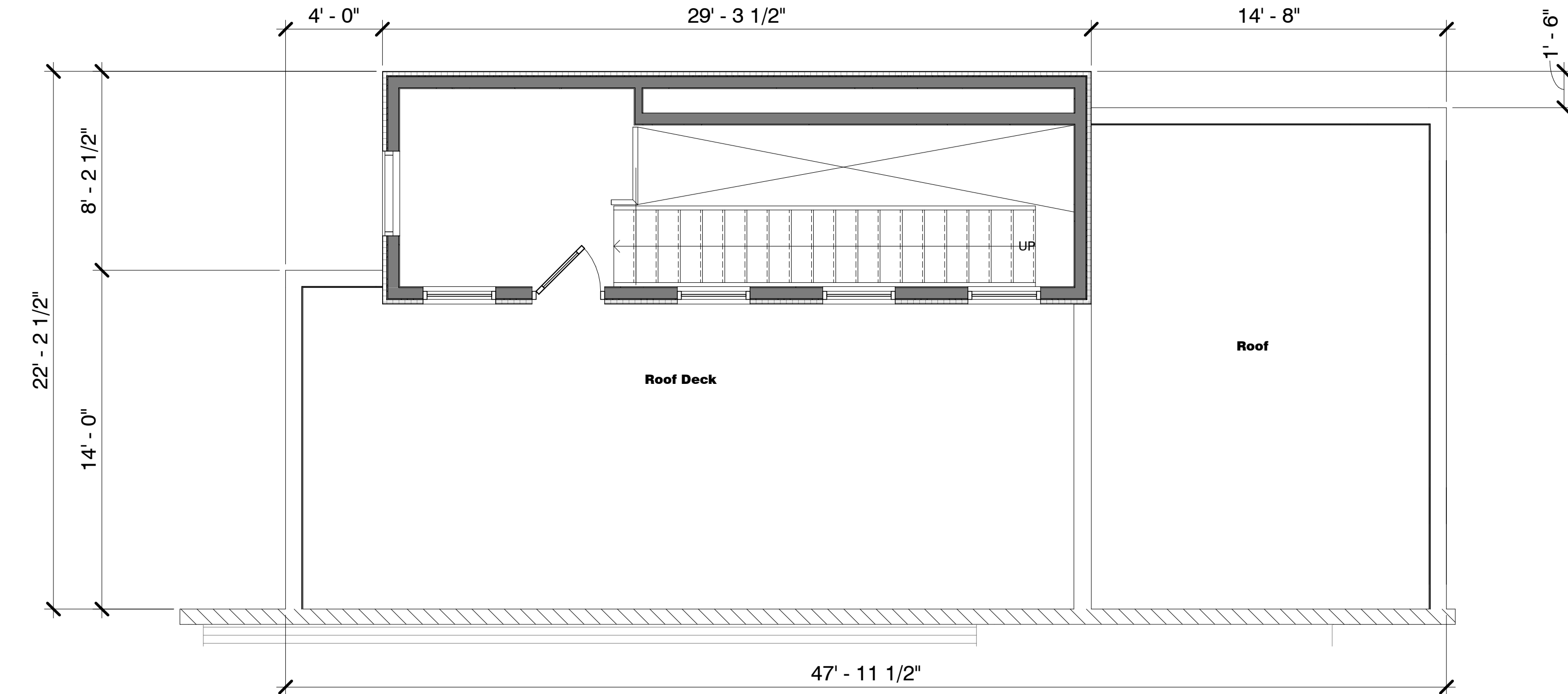
1 Unit 6 - First Floor Plan DRB  
1/4" = 1'-0"



2 Unit 6 - Second Floor Plan DRB  
1/4" = 1'-0"



3 Unit 6 - Third Floor Plan DRB  
1/4" = 1'-0"

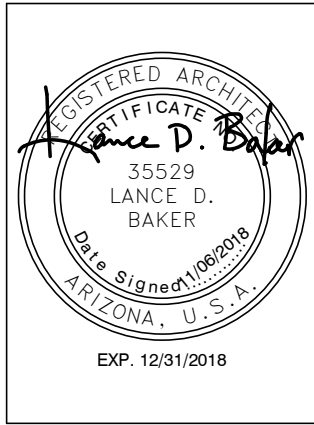


4 Unit 6 - Roof Deck Plan DRB  
1/4" = 1'-0"

UNIT 6 - FLOOR PLAN DATA		
	LIVABLE AREA	PVT. OPEN SP.
FIRST FLOOR	499 SF	230 SF
SECOND FLOOR	869 SF	176 SF
THIRD FLOOR	862 SF	0 SF
ROOF DECK	95 SF	409 SF
TOTAL AREAS	2325 SF	815 SF

FLEETWOOD 6 TOWNHOMES  
6 UNIT SINGLE FAMILY/ATTACHED DEVELOPMENT

8902-6908 EAST 1ST AVE  
SCOTTSDALE, ARIZONA 85251

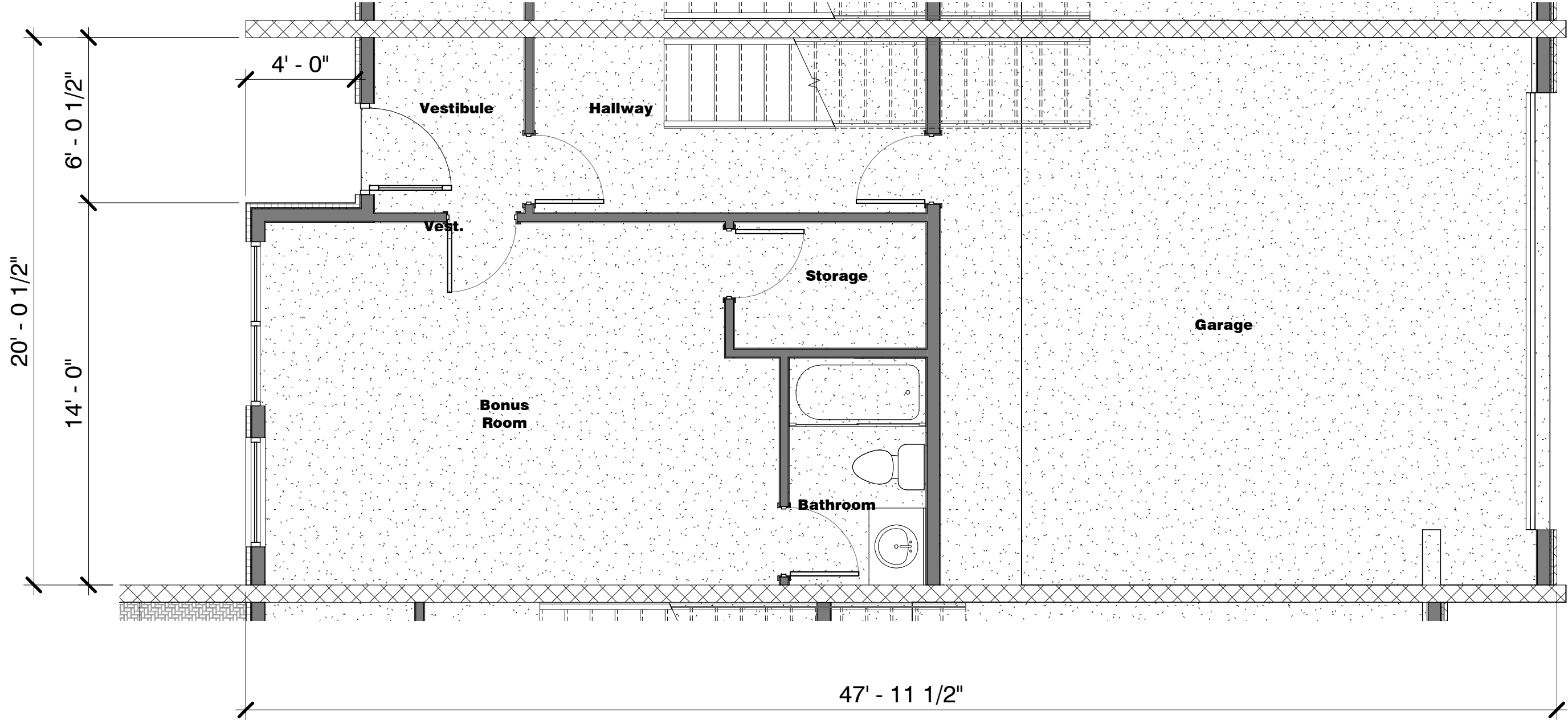


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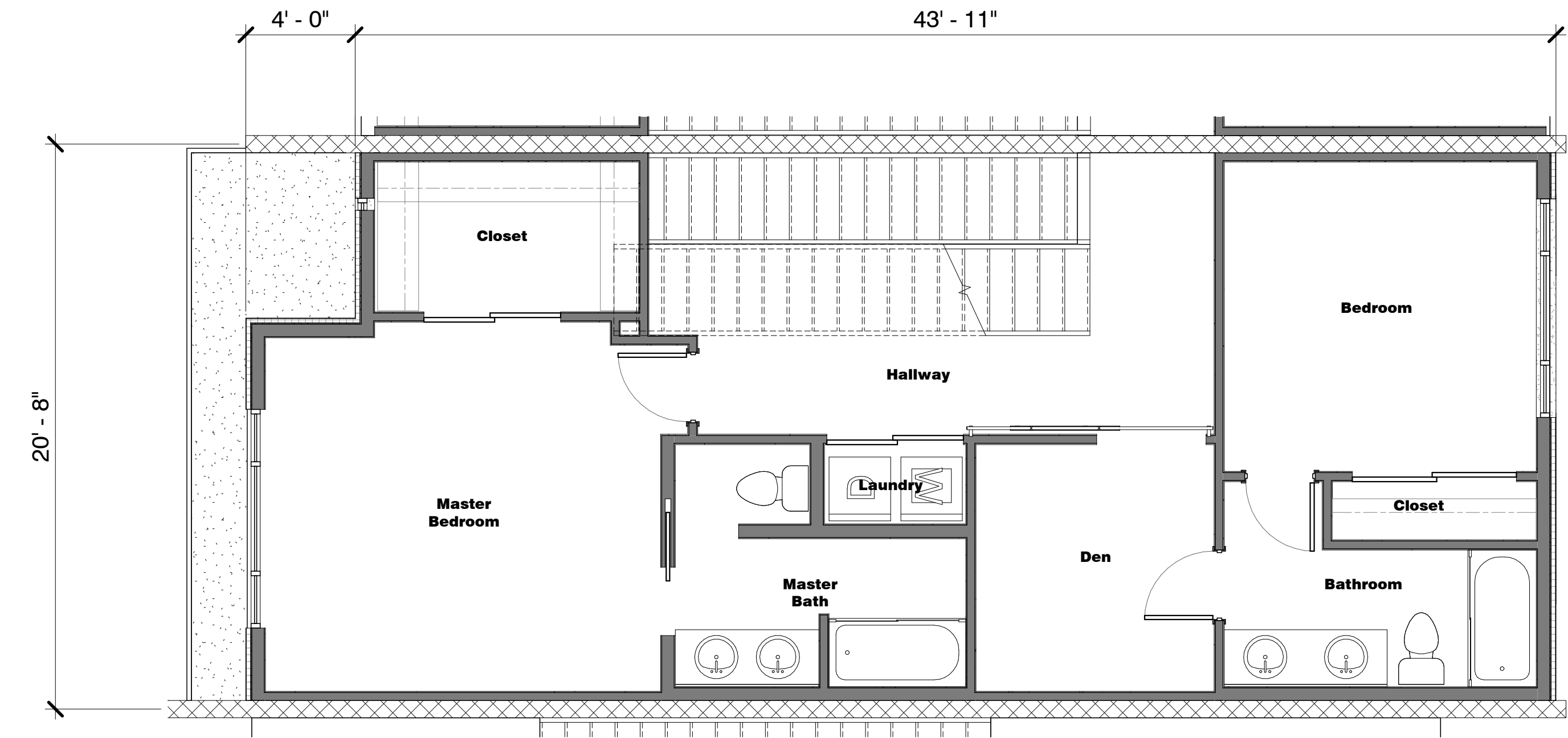
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Drawn By: Author  
Reviewed By: Checker  
SDI Project No: 3876  
Date: 02/01/2019  
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1 Units 2-5 - First Floor Plan DRB  
1/4" = 1'-0"



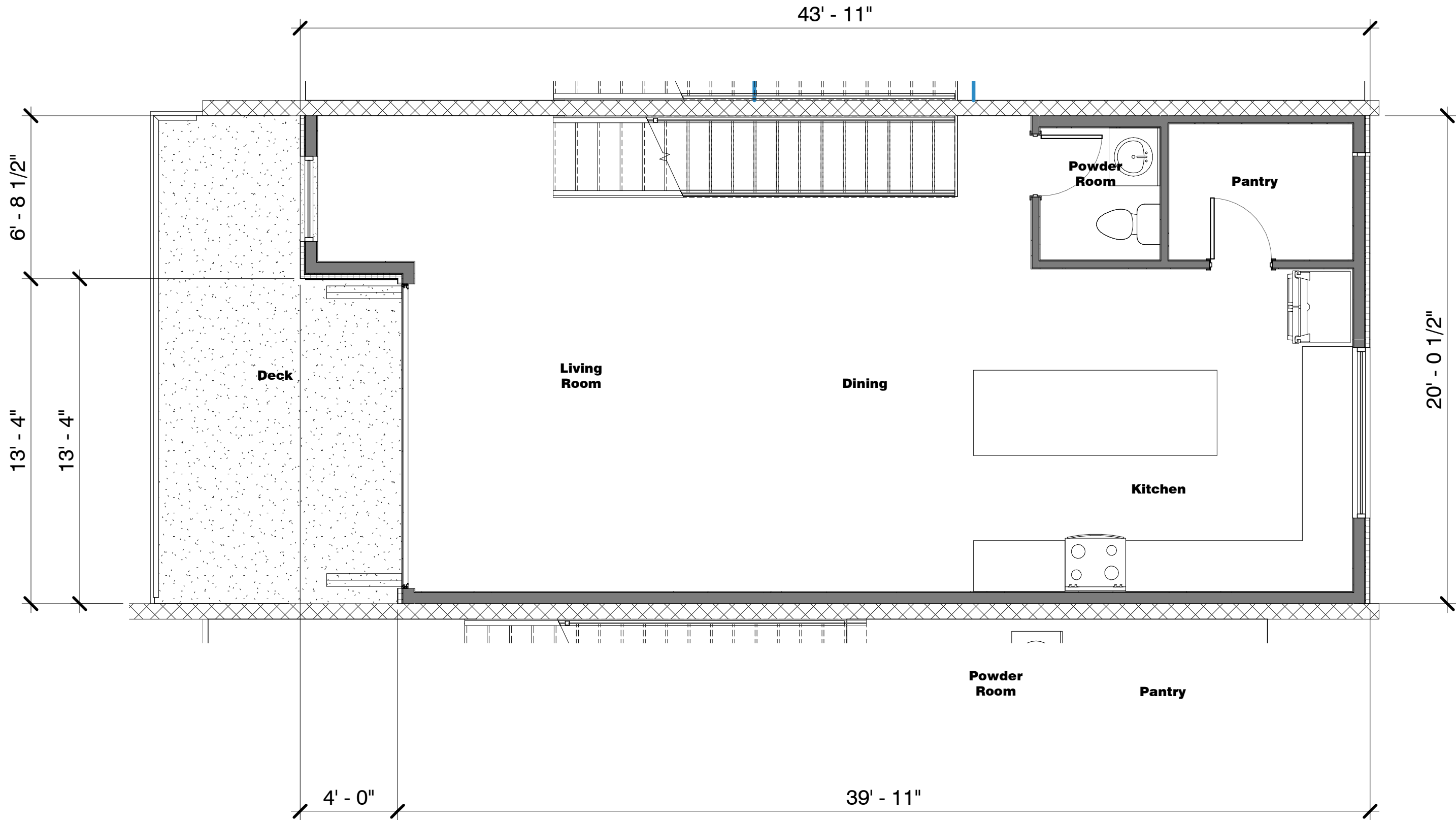
3 Units 2-5 - Third Floor Plan DRB  
1/4" = 1'-0"

UNIT 2 - FLOOR PLAN DATA		
	LIVABLE AREA	PVT. OPEN SP.
FIRST FLOOR	496 SF	175 SF
SECOND FLOOR	785 SF	174 SF
THIRD FLOOR	843 SF	0 SF
ROOF DECK	78 SF	410 SF
TOTAL AREAS	2202 SF	759 SF

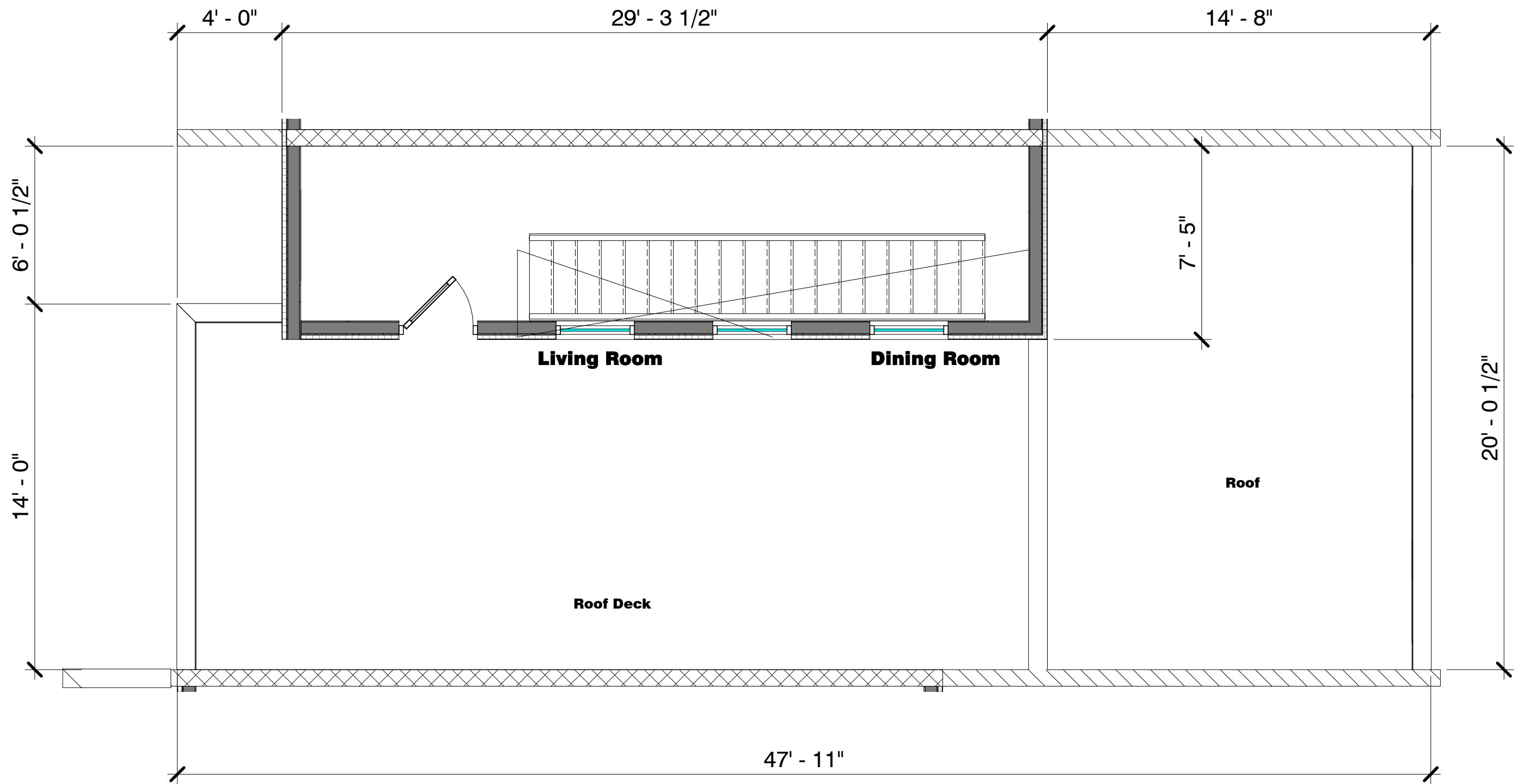
UNIT 3 - FLOOR PLAN DATA		
	LIVABLE AREA	PVT. OPEN SP.
FIRST FLOOR	496 SF	231 SF
SECOND FLOOR	784 SF	174 SF
THIRD FLOOR	845 SF	0 SF
ROOF DECK	75 SF	410 SF
TOTAL AREAS	2200 SF	815 SF

UNIT 4 - FLOOR PLAN DATA		
	LIVABLE AREA	PVT. OPEN SP.
FIRST FLOOR	496 SF	230 SF
SECOND FLOOR	785 SF	174 SF
THIRD FLOOR	845 SF	0 SF
ROOF DECK	75 SF	410 SF
TOTAL AREAS	2201 SF	814 SF

UNIT 5 - FLOOR PLAN DATA		
	LIVABLE AREA	PVT. OPEN SP.
FIRST FLOOR	496 SF	230 SF
SECOND FLOOR	788 SF	174 SF
THIRD FLOOR	845 SF	0 SF
ROOF DECK	74 SF	410 SF
TOTAL AREAS	2203 SF	814 SF



2 Units 2-5 - Second Floor Plan DRB  
1/4" = 1'-0"



4 Units 2-5 - Roof Deck Plan DRB  
1/4" = 1'-0"

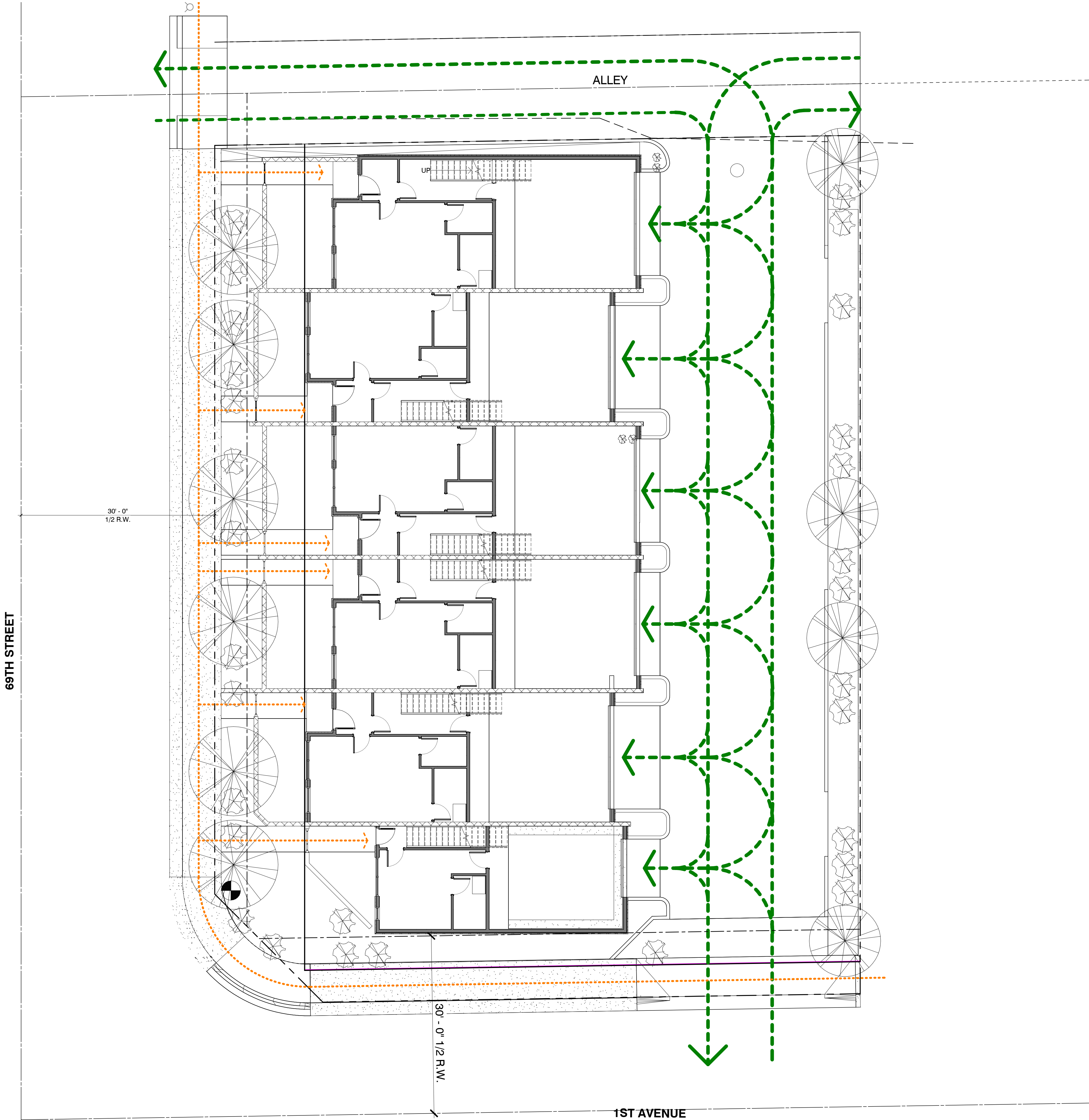
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Drawn By: Author  
Reviewed By: Checker  
SDI Project No: 3876  
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C:\Users\omartin\Documents\Local Projects 2019\8276 Central\_R19\_omartin\JC4.rvt 2/4/2019 3:19:47 PM

1 Site Vehicle and Pedestrian Circ. Plan  
1/8" = 1'-0"



CIRCULATION LEGEND

- VEHICLE CIRCULATON
- PEDESTRIAN CIRCULATON



**FLEETWOOD 6 TOWNHOMES**  
**6 UNIT SINGLE FAMILY/ATTACHED DEVELOPMENT**  
6902-6908 EAST 1ST AVE  
SCOTTSDALE, ARIZONA 85251



REVISIONS	

Phase: DRB  
Drawn By: OMM  
Reviewed By: LDB  
SDI Project No: 3876  
Date: 02/01/2019

Sheet:  
**DR1.3**  
PEDESTRIAN & VEHICLE  
CIRCULATION PLAN



## SITE PLAN GENERAL NOTES

- A. CONTRACTOR SHALL IMMEDIATELY INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCY BETWEEN THE SITE CONDITIONS AND THESE DOCUMENTS THAT WILL IMPACT COMPLIANCE WITH THESE DOCUMENTS.**
- B. FINISH FLOOR SHALL BE A MINIMUM OF 6" ABOVE ADJACENT GRADE U.O.N.**
- C. FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA. U.O.N.**
- D. FIRE TRUCK TURNING RADIUS SHALL COMPLY WITH FIRE ORDINANCE 4045, 503.2.1 AND PROVIDE UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.**
- E. INTERNAL DRIVE AISLE TO SUPPORT 83,000 LBS OF GROSS VEHICLE WEIGHT (PER SECTION 2-1.802 OF DSPM)**
- F. NO PROTECTED TREES ON SITE.**

## **BUILDING AND SITE BASICS:**

**SITE INFORMATION:**

PROPOSED SETBACKS:

OPEN SPACE  
PRIVATE OPEN SPACE  
REQUIRED: 13,496 x 0.10 = 1,350 SF  
PROVIDED: 4,542 SF  
FRONTAGE OPEN SPACE  
PROVIDED: 963 SF

**BUILDING CODE INFORMATION:**

STORIES: 3  
BUILDING HEIGHT:  
ALLOWED: 66'  
PROPOSED: 42'

AREA SEPARATIONS  
REQUIRED: 2 HR (TABLE 706.4)

FIRE ALARM REQUIRED: NO  
FIRE ALARM PROVIDED: NO

PARKING REQUIRED: 1.7 X 6 UNITS = 10.2 (11)\*  
PARKING PROVIDED: 11 STANDARD SPACES  
\*NOTE: NO ACCESSIBLE OR BICYCLE PARKING  
REQUIRED OR PROVIDED

PROJECT CONSISTS OF A NEW BUILDING WITH SIX (6) SINGLE FAMILY ATTACHED UNITS. EACH UNIT CONSISTS OF A THREE STORY RESIDENTIAL UNIT WITH GARAGE ON THE GROUND FLOOR.

